



City of Grand Island

Tuesday, March 24, 2015

Council Session

Item F-2

#9527 - Consideration of Creation of Street Improvement District No. 1262; Sterling Estates 4th Subdivision – Norseman Avenue, Sunrise Avenue, Monarch Avenue & Ebony Lane

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: March 24, 2015

Subject: Consideration of Creation of Street Improvement District No. 1262; Sterling Estates 4th Subdivision – Norseman Avenue, Sunrise Avenue, Monarch Avenue & Ebony Lane

Item #'s: F-2

Presenter(s): John Collins PE, Public Works Director

Background

Council action is needed to create a Street Improvement District. If the District is created, a notice will be mailed to all affected property owners and a 20-day protest period will begin. If the district passes the protest and the Council continues the district, plans will be prepared. The City will then bid, construct, and levy special assessments for the work.

Discussion

The City and Developer have been in contact regarding this street improvement district since last year, therefore expenses were planned in the 2014/2015 Capital Improvement Program budget. This public/private partnership will allow for development of the area, which consists of a City park with parking, as well as meeting the developer needs.

This project is currently estimated at \$650,000.00 and would be assessed to the subdivision developer, whom has signed the district creation petition form.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date

4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the creation of Street Improvement District No. 1262; Sterling Estates 4th Subdivision – Norseman Avenue, Sunrise Avenue, Monarch Avenue & Ebony Lane.

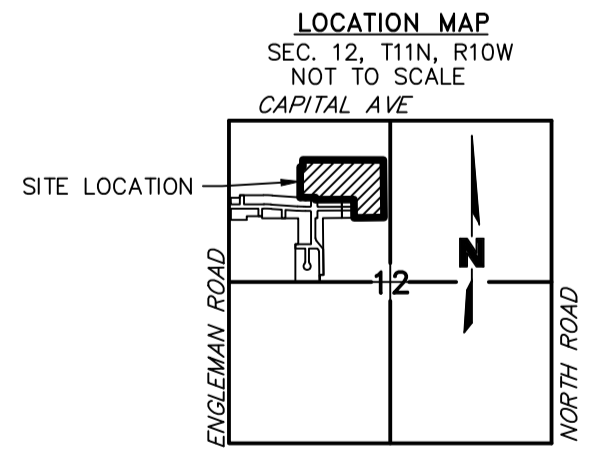
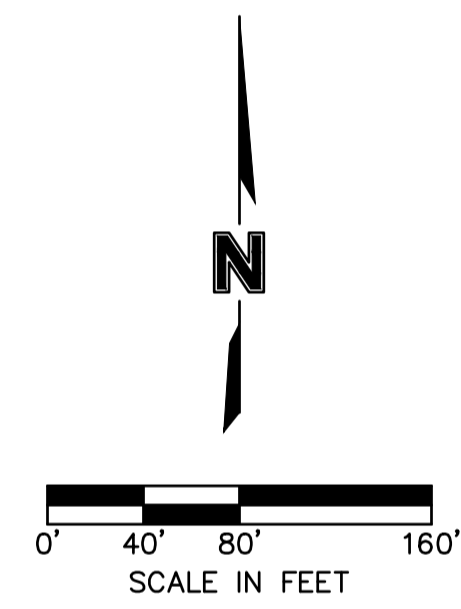
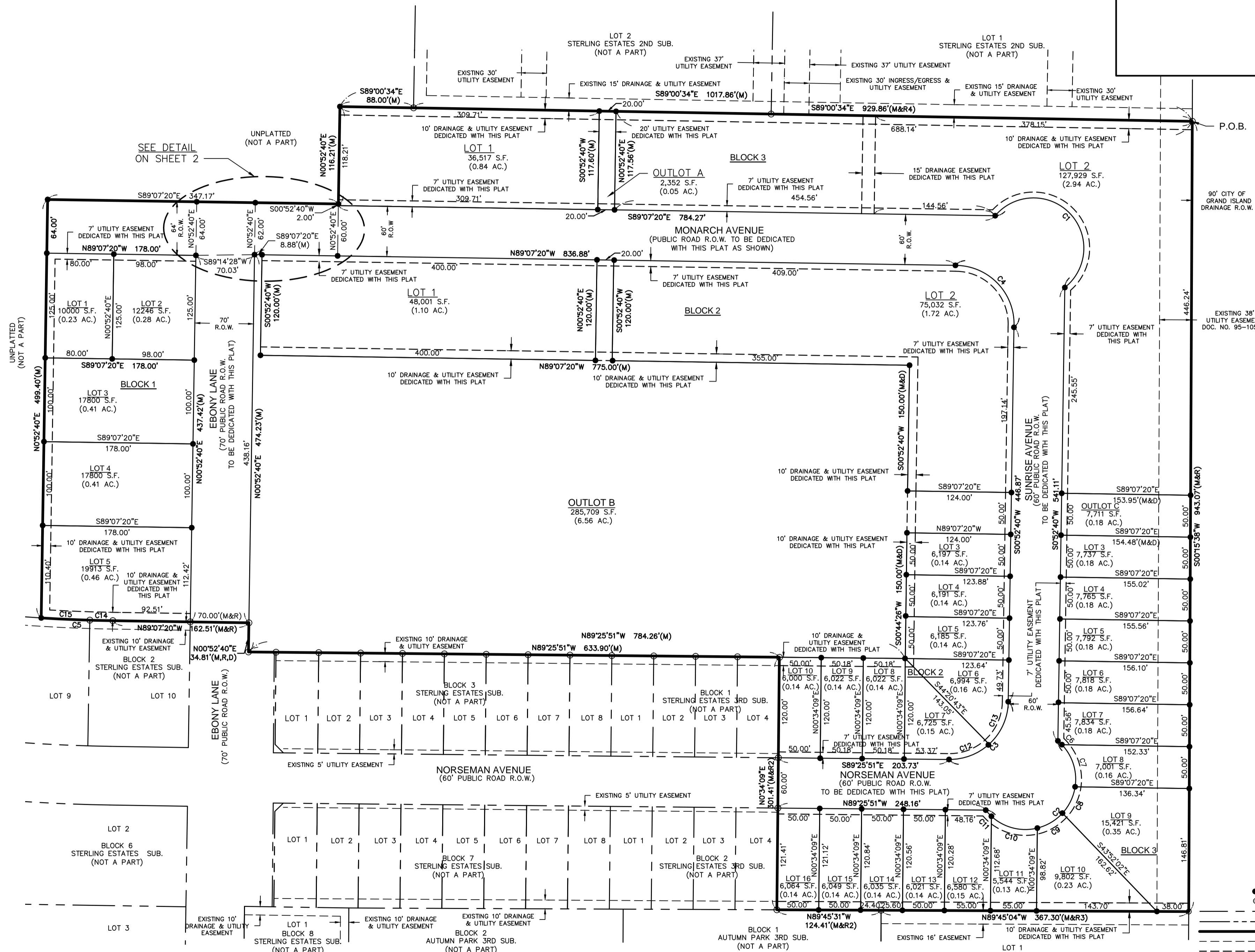
Sample Motion

Move to approve creation of Street Improvement District No. 1262.

STERLING ESTATES FOURTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER (5/8" REBAR W/CAP)
- SECTION LINE
- - - EXISTING PROPERTY LINE
- · - · - PROPOSED PROPERTY LINE
- · - · - EXISTING EASEMENT LINE
- · - · - EASEMENT LINE TO BE DEDICATED WITH THIS PLAT
- M MEASURED DISTANCE
- R RECORDED DISTANCE STERLING ESTATES SUB.
- R2 RECORDED DISTANCE STERLING ESTATES THIRD SUB.
- R3 RECORDED DISTANCE AUTUMN PARK SUB.
- R4 RECORDED DISTANCE STERLING ESTATES SECOND SUB.
- D RECORDED DISTANCE DOC. NO. 020905078

DWG: F:\projects\014-1966\SRV\Final\Plat\Sterling Estates 4th Sub_rev2.dwg
 DATE: Mar 04, 2015 2:00pm
 USER: wheeler
 XREFS: 014-1966_ROW

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2014-1966
NIEDFELT SURVEY
FB

OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC./ CITY OF GRAND ISLAND
 SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC./ CITY OF GRAND ISLAND
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 34

SHEET 1 OF 2

• THIS SPACE RESERVED FOR REGISTER OF DEEDS •

ORDINANCE NO. 9527

An ordinance to create Street Improvement District No. 1262; to define the boundaries of the district; to provide for the improvement of a street within the district by paving, curbing, guttering, storm drainage, sidewalks, and other incidental work in connection therewith; to provide for the filing of this ordinance with the Hall County Register of Deeds; and to provide the publication and effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Street Improvement District No. 1262 in the City of Grand Island, Nebraska, is hereby created.

SECTION 2. The properties included in such district shall be as follows:

Owner	Legal Description
NIEDFELDT PROPERTY MANAGEMENT PREFERRED, LLC	STERLING ESTATES FOURTH SUBDIVISION

SECTION 3. The following street in the district shall be improved by paving and other incidental work in connection therewith:

Approved as to Form ☐ _____
March 20, 2015 ☐ City Attorney

ORDINANCE NO. 9527 (Cont.)

Sterling Estates 4th Subdivision in the City of Grand Island, Hall County, Nebraska.

Said Improvements shall be made in accordance with plans and specifications approved by the Engineer for the City of Grand Island.

SECTION 4. All improvements shall be made at public cost, but the cost thereof shall be assessed upon the lots and lands in the district specially benefited thereby as provided by law.

SECTION 5. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds, Hall County, Nebraska.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, without the plat, as provided by law.

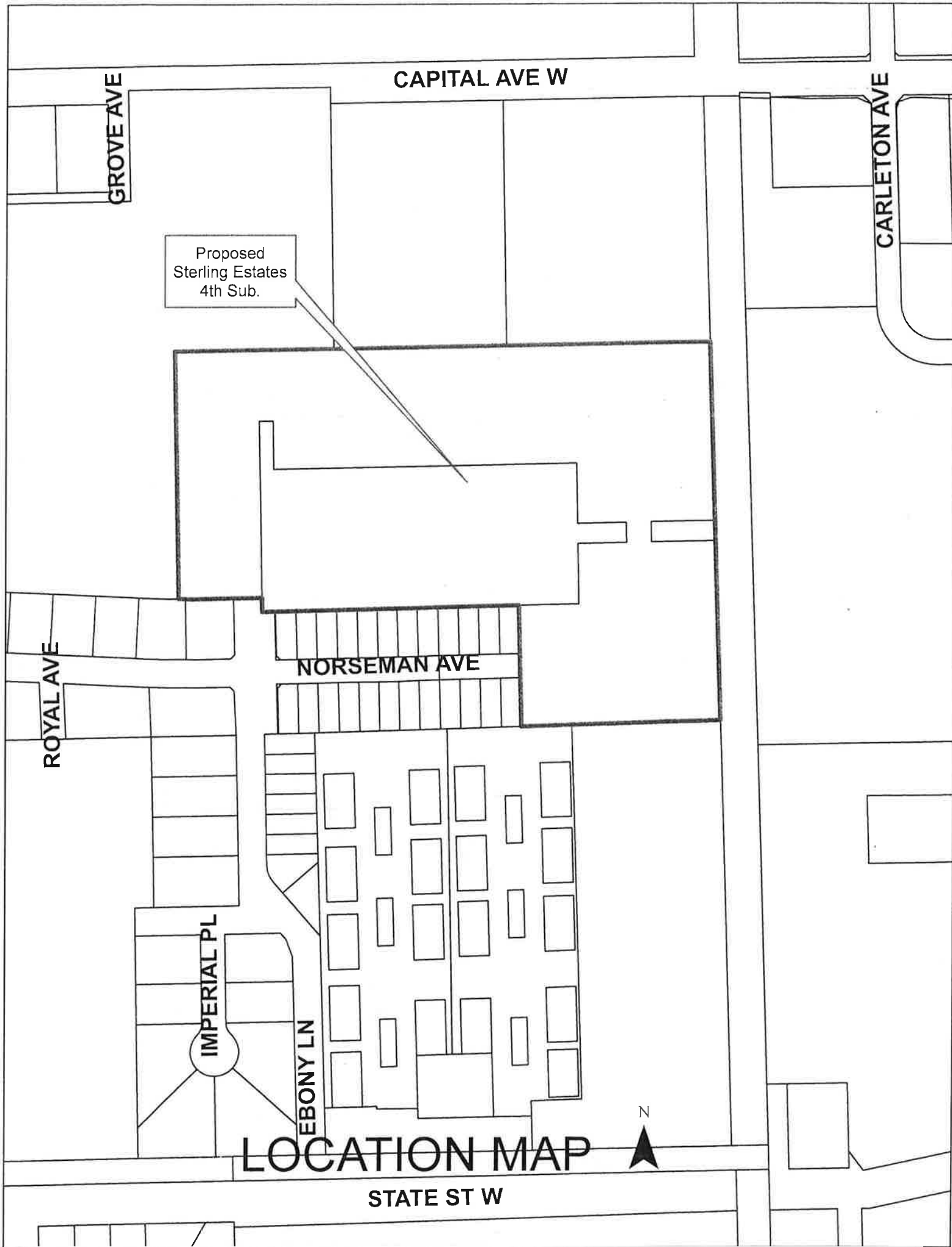
SECTION 7. After passage, approval and publication of this ordinance, without the plat, notice of the creation of said district shall be published in the Grand Island Independent, a legal newspaper published and of general circulation in said City, as provided by law.

Enacted: March 24, 2015

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



Proposed
Sterling Estates
4th Sub.

LOCATION MAP